



## **AGENDA MEMORANDUM**

Public Hearing and First Reading for the City Council Meeting of May 23, 2017  
Second Reading for the City Council Meeting of May 30, 2017

**DATE:** April 18, 2017

**TO:** Margie C. Rose, City Manager

**FROM:** Julio Dimas, CFM, Interim Director, Development Services Department  
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### **Rezoning for Property at 115 Waco Street**

#### **CAPTION:**

Case No. 0417-03 ERF Real Estate, Inc.: A change of zoning from the "IH" Heavy Industrial District to the "IL" Light Industrial District. The property to be rezoned is described as Blucher Subdivision A, Lot 10, located on the northwest corner of Waco Street and Kinney Street.

#### **PURPOSE:**

The purpose of this item is to rezone the property to allow development of an office.

#### **RECOMMENDATION:**

Staff Recommendation (April 19, 2017): Denial of the change of zoning from the "IH" Heavy Industrial District to the "IL" Light Industrial, and in lieu thereof, approval of the "CI" Intensive Commercial District.

Planning Commission (April 19, 2017): Approval of the change in zoning from the "IH" Heavy Industrial District to the "IL" Light Industrial District.

#### **Vote Results**

For: 8

Against: 1

Absent: 0

#### **BACKGROUND AND FINDINGS:**

As detailed in the attached report, the applicant is requesting a rezoning from the "IH" Heavy Industrial District to the "IL" Industrial District for the development of an office. The property to be rezoned is inconsistent with the Future Land Use Plan's designation

of the property as Mixed Use as well as the Central Business ADP, which designates medium density residential use. It is Staff's opinion, that the requested rezoning will be inconsistent with the zoning and uses in the surrounding neighborhood which consist of commercial uses of offices and a nursery. The "CI" Intensive Commercial District would accommodate the intended use at the most intense use prescribed by the Future Land Use Plan and Central Business ADP.

**ALTERNATIVES:**

1. Approve
2. Approve with Conditions.
3. Deny the request.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Central Business Area Development Plan. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Future Land Use Map, but is supported by goals in Plan CC.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2016-2017</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report